

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Cambridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	16	+ 166.7%	36	54	+ 50.0%
Closed Sales	12	14	+ 16.7%	40	38	- 5.0%
Median Sales Price*	\$2,185,000	\$2,209,000	+ 1.1%	\$2,005,000	\$2,260,000	+ 12.7%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--
Cumulative Days on Market Until Sale	50	36	- 28.0%	60	40	- 33.3%
Percent of Original List Price Received*	98.0%	102.4%	+ 4.5%	100.7%	101.1%	+ 0.4%
New Listings	14	16	+ 14.3%	56	77	+ 37.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

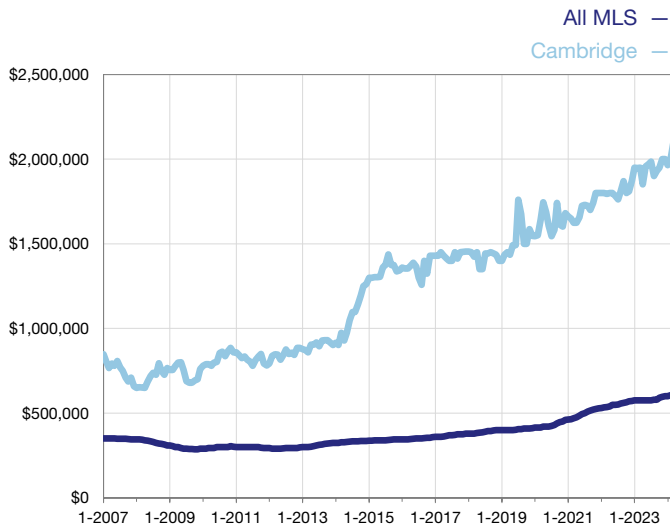
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	85	69	- 18.8%	255	215	- 15.7%
Closed Sales	56	55	- 1.8%	185	173	- 6.5%
Median Sales Price*	\$880,094	\$1,015,000	+ 15.3%	\$960,000	\$955,000	- 0.5%
Inventory of Homes for Sale	112	111	- 0.9%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	33	42	+ 27.3%	43	46	+ 7.0%
Percent of Original List Price Received*	101.1%	102.1%	+ 1.0%	99.2%	100.6%	+ 1.4%
New Listings	96	84	- 12.5%	344	309	- 10.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

